

LAMAR/JUSTIN STATION AREA PLAN MOTION SHEET

STATION AREA PLAN, REGULATING PLAN, AND IMPLEMENTATION ITEMS	AGENDA ITEM	VOTING
<p>Adopt the Lamar/Justin Station Area Plan incorporating first and second reading Council action which includes the following major elements:</p> <p><u>A. Regulating Plan</u></p> <ul style="list-style-type: none"> The Regulating Plan establishes zoning standards and urban design requirements for properties within the TOD <p><u>B. Infrastructure</u></p> <ul style="list-style-type: none"> A recommendation to implement short-term drainage improvements and water/wastewater upgrades in and around the TOD A recommendation to implement short-term and evaluate long-term improvements to the Lamar/Airport intersection Recommendations to improve east-west mobility across Lamar (evaluation of east to west access on Morrow and Anderson Lane corridor study) A recommendation to utilize traffic calming on new public connector streets in the TOD and annually monitor traffic patterns around the TOD. <p><u>C. Parks and open space</u></p> <ul style="list-style-type: none"> Parkland dedication fees collected in a TOD District shall be spent in that TOD unless a Council waiver is granted. A park and trail acquisition plan prepared by the Parks and Recreation Department which addresses parks with amenities for families and children. <p><u>D. Affordable housing and development bonuses</u></p> <ul style="list-style-type: none"> A development bonus strategy intended to achieve a minimum of 10-15% affordability from the private sector with City cost participation to reach the 25% affordability goal An affordable housing strategy that includes: <ul style="list-style-type: none"> -No administrative approval of fees-in-lieu allowed unless Council approval is granted; -Fees collected shall be focused back into the Station Area vicinity; -Additional points for projects in TODs seeking GO Bond funding; -Support for low income housing tax credit projects -Support for a catalyst project on publicly owned land at 910 Justin Ln. to provide affordable housing (5-acre site owned by AE and will require relocation of existing services before redevelopment can occur; staff to examine costs and impacts of replacing buildings and relocating services, availability of space at other sites, and potential funding sources and report back to Council). <p><u>E. Compatibility standards:</u></p> <p>Compatibility standards shall apply within the TODs. However, they may be waived if the required percentage of affordable housing is provided as specified by a development bonus except for the area within 100 feet of the interior edge of a TOD District. Within this 100-foot zone, compatibility standards may be waived if the required percentage of affordable housing is provided as specified by a development bonus <u>and</u> if owners of at least 66% of triggering properties, both abutting and within 25 feet of the subject property, agree to the waiver.</p> <p><u>F. Funding options</u></p> <p>Hire a consultant to prepare a financial feasibility study to assess viability of a TIF in addition to a staff evaluation of other funding tools and return to Council for further direction.</p>	<p>Item 86</p>	<p>3rd reading = 4 votes</p>
<p>NEIGHBORHOOD PLAN AMENDMENTS</p>	<p>AGENDA ITEM</p>	<p>VOTING</p>
<p>2 Approve a plan amendment to the Crestview/Wooten Combined Neighborhood Plan to include the Lamar/Justin Station Area Plan and change the future land use map to "TOD" for properties in the Station Area.</p>	<p>Item 87</p>	<p>3rd reading = 4 votes</p>
<p>3 Approve a plan amendment to the Brentwood/Highland Combined Neighborhood Plan to include the Lamar/Justin Station Area Plan and change the future land use map to "TOD" for properties in the Station Area.</p>	<p>Item 88</p>	<p>3rd reading = 4 votes</p>